

Marked Agendas
Approved Minutes
Approved Reports

Official signed Ordinances/Resolutions and approved Minutes can found at:

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Planning Commission: 06/12/2019

City Council: 07/01/2019

Case History: 1091-PA-2015

14-ZN-2016

Agave

CITY COUNCIL REPORT



Meeting Date: July 1, 2019
 General Plan Element: Land Use
 General Plan Goal: Create a sense of community through land uses

ACTION

Agave
 14-ZN-2016

Request to consider the following:

Adopt Ordinance No. 4406 approving a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/- 2.46- acre site located at 14601 N. Scottsdale Road.

Goal/Purpose of Request

The applicant's request is to rezone the property to Highway Commercial (C-3) to allow more land use options for the existing commercial building.

Key Items for Consideration

- No site improvements proposed at this time
- More retail uses allowed
- Planning Commission heard this case on June 12, 2019 and recommended approval with a 6-0 vote.

OWNER

Agave Venture Partners, LLC
 480-219-3554

APPLICANT CONTACT

John Berry
 Berry Riddell
 480-385-2727

LOCATION

14601 N. Scottsdale Rd.



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Mixed-Use Neighborhoods are in areas with strong access to multiple modes of transportation and major regional access and services. This category can accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office.

Character Area Plan

The Greater Airpark Character Area Plan designates the property as Airpark Mixed-Use (AMU). This category includes is appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. AMU areas should be pedestrian oriented and have access to multiple modes of transportation.

Zoning

This site is currently zoned Industrial Park (I-1) district, which is intended to allow light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities.

Context

The subject property is located at the northeast corner of N. Scottsdale Road and E. Acoma Drive in the Airpark area, surrounded by commercial developments. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office, zoned Industrial Park (I-1) district
- South: Financial institution, zoned Industrial Park (I-1) district
- East: Office, zoned Industrial Park (I-1) district
- West: Commercial center (City of Phoenix)

APPLICANTS PROPOSAL

Development Information

The existing commercial building is approximately 16,000 square feet and was remodeled in 2013. Since the remodel of the multi-tenant building, several tenants including Zoe's Kitchen, Pie Five, and Mattress Firm have occupied the building. The requested zoning change will allow the owner to fill the tenant spaces with a wider range of retail uses supporting the nearby employment/office core in the Airpark. There are no current plans for additional improvements on the property.

- Existing Use: Multi-tenant commercial
- Proposed Use: Multi-tenant commercial
- Buildings/Description: Single-story (16,330 square feet)

- Parcel Size: 93,127 square feet, 2.14 acres
- Building Height Allowed: 36 feet
- Building Height Existing: 26 feet
- Parking Required: 55 spaces
- Parking Provided: 96 spaces
- Open Space Required: 14,953 square feet
- Open Space Existing: 27,420 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Existing: 0.18

IMPACT ANALYSIS

Land Use

The proposed C-3 zoning designation is consistent with the Scottsdale General Plan and the Airpark Character Area Plan, which both designate the property as mixed-use. Many of the permitted land uses in the C-3 district are comparable to those allowed in the I-1 district, but differ in the additional vehicle related uses, and retail/service related uses that are permitted in the C-3 district. In addition, the C-3 district does not permit the aviation related uses that are permitted in the I-1 zoning district, however, the multiple street frontages and lack of taxilane access on the subject site reduce the feasibility of developing an aviation related use.

Airport Vicinity

The subject site is within proximity to the Scottsdale Airport, and lies within the AC-2 Airport Influence and Noise Overlay Zone. Development within the AC-2 zone is subject to the provision of a fair disclosure statement, Avigation Easement, and height analysis. These items have been stipulated with the approval of this case, and will be handled during any future Development Review Board and permit review processes if new structures are proposed at a later date.

Traffic/Trails

The City's Transportation Department has reviewed and approved the applicant's proposal, which includes a Transportation Impact Mitigation Analysis (TIMA) addressing the potential traffic impacts of the additional uses that are permitted in the requested C-3 zoning district. It is not anticipated that the proposed zoning district map amendment will have any impact on traffic or circulation.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services. No negative impacts are anticipated as a result of the rezoning request.

Open Space

The open space requirements of the I-1 district and C-3 district are identical. Based on the proposed development, the minimum required open space on the subject site is 14,953 square feet, or 16% of the site area. The existing development provides 27,420 square feet or 29.4% of the site area. Due to the triple frontage on the subject site, almost all of the proposed open space is provided adjacent to the surrounding right-of-ways, within a twenty (20) foot wide landscape setback.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on January 5, 2015 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site, and the site was posted. Due to the length of time that passed from the original notification and open house meetings, the applicant re-sent update notices to all property owners within 750 feet of the site on April 2, 2019. As of the date of this report staff has not received any comment on the project, other than general inquiries.

Community Impact

The proposed zoning district map amendment is not anticipated to impact the character or existing businesses in the area. The use of the site is consistent with the other commercial, office, and storage uses in the area, and will likely complement those existing uses by providing the opportunity for more retail and service uses.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on June 12, 2019 and recommended approval with a 6-0 vote.

Recommended Approach:

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4406 approving a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/- 2.46- acre site located at 14601 N. Scottsdale Road.

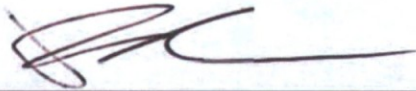
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

6/6/19

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/12/2019

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/5/19

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4406
 - Exhibit 1: Stipulations
 - Exhibit 2: Zoning Map
3. Applicant's Narrative
4. Existing Site Plan
5. General Plan Land Use Map
6. Existing Site Plan
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. June 12, 2019 Planning Commission Minutes



Agave

ATTACHMENT 1

14-ZN-2016



Agave

14-ZN-2016

ATTACHMENT 1A

ORDINANCE NO. 4406

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 14-ZN-2016 FROM INDUSTRIAL PARK (I-1) ZONING TO HIGHWAY COMMERCIAL (C-3) ZONING ON A +/- 2.46-ACRE SITE LOCATED AT 14601 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a hearing on June 12, 2019;

WHEREAS, the City Council held a hearing on July 1, 2019; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 14-ZN-2016.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-2.46-acre site located at 14601 N. Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ of ____, 2019.

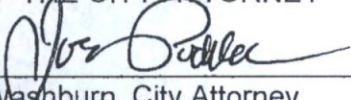
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

ATTACHMENT 2

Stipulations for the Zoning Application:

Agave

Case Number: 14-ZN-2016

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **ACCESS RESTRICTIONS.** Access to the development project shall conform to the following restrictions:
 - a. There shall be a maximum of one (1) site driveway access location to N. Scottsdale Road, consistent with the location identified on the current site plan.
 - b. There shall be a maximum of one (1) site driveway access location to E. Acoma Drive, consistent with the location identified on the current site plan.

DEDICATIONS

2. **EASEMENT DEDICATIONS.** Within 60 days after the effective date of the ordinance for this approval the property owner shall make the following easement dedications to the City of Scottsdale:
 - a. Traffic Safety Triangle at the intersections of N. Scottsdale Road / E. Acoma Drive and E. Acoma Drive / N. 73rd Street, in accordance with the requirements of the Design Standards & Policies Manual.
 - b. Sight Distance Easements at all site driveway intersections with the adjacent public streets, in accordance with the requirements of the Design Standards & Policies Manual.

INFRASTRUCTURE

3. **TRANSIT FACILITIES.** Within 60 days after the effective date of the ordinance for this approval the owner shall submit and obtain approval of construction documents to construct a transit shelter, landscaping, bench and trash can per Standard Detail No. 2263-6 adjacent to N. Scottsdale Road in the location identified on the approved site plan. Construction shall be completed within 180 days of permit issuance for the transit improvements.
4. **SIDEWALKS.** The owner shall submit and obtain approval of construction documents to construct new sidewalks with a minimum width of 6 feet and separated from back of curb where possible, along the site frontages on E. Acoma Drive and N. 73rd Street. Construction shall be completed prior to issuance of any building permit for additional square footage, or increase in building height, whichever is first.
5. **DRIVEWAYS.** The owner shall submit and obtain approval of construction documents to construct a new CL-1 Type driveway at the site access on N. 73rd Street, replacing the existing non-standard driveway, per COS Standard Detail #2256, in accordance with the Design Standards & Policies Manual. Construction shall be completed prior to issuance of any building permit for additional square footage, or increase in building height, whichever is first.
6. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable

City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.



Q.S.
34-45

Proposed Zoning

Agave

Ordinance No. 4406
Exhibit 2

14-ZN-2016

SJJ Development Project Narrative

Rezoning Application Location: Acoma & Scottsdale Road



Prepared by:

Berry Riddell, LLC

John V. Berry, Esq.

Michele Hammond, Principal Planner

Ashley Porter, Planning Assistant

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

I. Purpose of Request

This request is for a rezoning from I-1 (Industrial Park) to C-3 (Highway Commercial) on a property located at the northeast corner of Scottsdale Road and Acoma Drive (14601 N. Scottsdale Road) (the "Property"). The Property is designated as AMU (Airpark Mixed Use) in the Greater Airpark Character Area Plan and the rezoning request is consistent with the GACAP.

In 2013, the owner obtained approvals for site and building modifications to an existing retail property, which are now completed. Before the remodel, the building was primarily vacant, and only partially occupied by a rug and décor store. Since the remodel of the new multi-tenant retail space (approximately 16,330 s.f.), several new tenants including Zoe's Kitchen, Pie Five, and Mattress Firm have occupied the building. The existing I-1 zoning allows for some limited retail uses and restaurants. Rezoning the property to C-3 will allow the owner to fill the tenant spaces with a wider range of retail uses supporting the nearby employment/office core in the Airpark.

The Google Earth aerial shown below does not reflect the current layout of the site, which is now rectangular in shape. The graphic below demonstrates the orientation of the site in relation to nearby office and commercial land uses, but does not accurately depict the current site plan.

Context Aerial



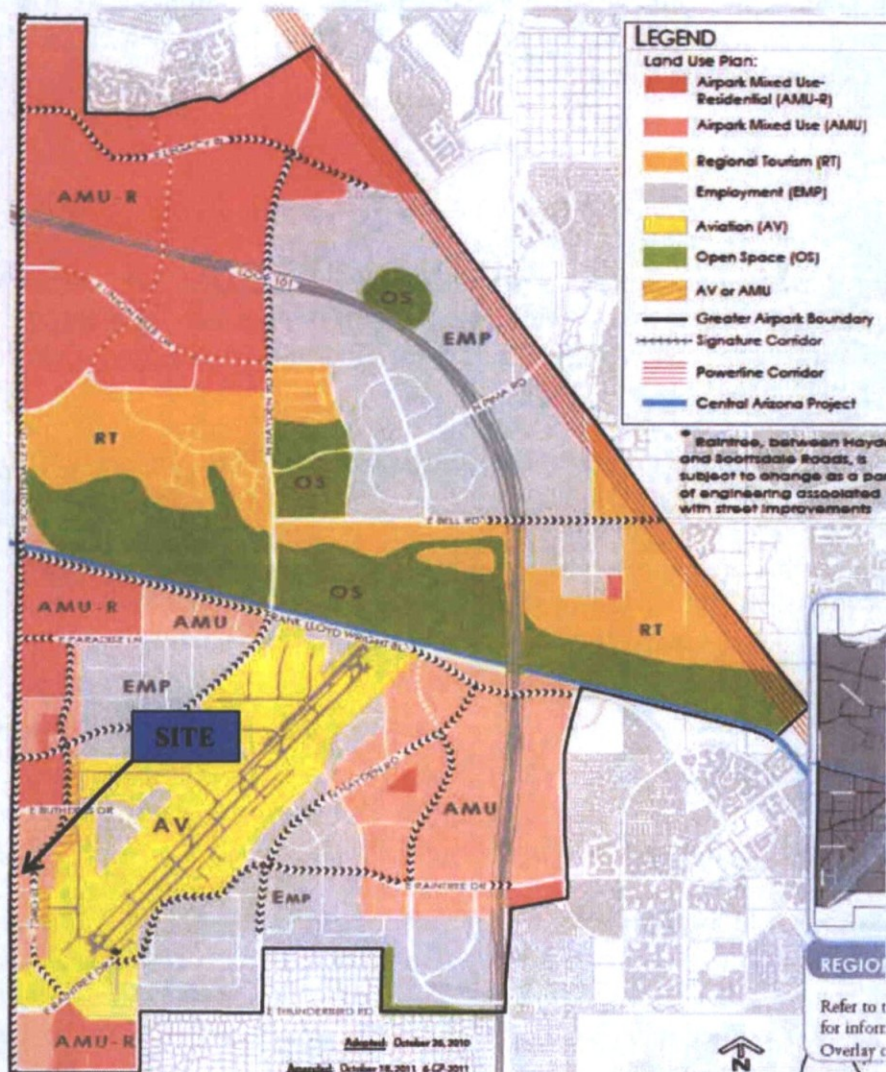
II. Context & Circulation

The site is located along the eastern border to Phoenix between Scottsdale Road, a principal arterial, and N. 73rd Street. The surrounding context includes Superpumper, Inc. and Burns & Wilcox to the north (I-1), Discovery Land Company to the east (I-1), Wells Fargo to the south, (I-1), and Shane Company, Nuverra Environmental Solutions and Northern Trust Company to the West (C-2 PCD). A large commercial center lies at the southwestern corner of Scottsdale Road and Acoma Drive occupied by businesses such as Sauce Pizza and Wine, Chase Bank, Sapporo, and FedEx. There are existing vehicular access drives along the southern and eastern property lines to provide connection to Acoma Drive and N. 73rd Street without releasing traffic

directly onto Scottsdale Road. The location of this site as a commercial center is an appropriate fit for the surrounding mix of light industrial, commercial service/retail and office uses as the development will provide supporting uses to the area.

III. Greater Airpark Character Area Plan / General Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and policies to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Airpark Mixed Use designation.



GACAP Definition:

Airpark Mixed Use areas are appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas should be pedestrian-oriented and have access to multiple modes of transportation. AMU areas should be located where transitions are needed between Aviation and Employment Land Uses to AMU-R areas.

The Conceptual Development Type Map designates the Property as "Type C – Higher Scale" which is defined in the GACAP as follows:

Type C development represents medium to high scale development in the Greater Airpark and is encouraged in locations with access to multiple modes of transportation, where the scale will complement the area's character, and should be pedestrian oriented.

The request is consistent with the existing GACAP land use designation of Airpark Mixed Use in a number of ways that are outlined below. The Property is located adjacent to Scottsdale Road and N. 73rd Street, which are both classified as Signature Corridors in the GACAP. Additionally, this site is located adjacent to Employment and Aviation areas, which benefit from the supportive services of mixed-use commercial.

Land Use

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: The proposed commercial use is consistent with the GACAP's Airpark Mixed Use designation and provides supportive services to the surrounding employment and airport core areas. The Property lies between two Signature Corridors and is an appropriate location for a mixed-use commercial center.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Currently, this area is primarily occupied by offices that greatly benefit from mixed-use commercial centers. A conversion of this site to Highway Commercial would diversify the available services to this area and would complement the adjacent land uses.

Community Mobility

Policy CM 1 Strengthen transit in the Greater Airpark as the primary means of reducing traffic congestion, minimizing parking constraints, promoting environmental stewardship, and, as a result, improving regional air quality.

Response: This site lies along Scottsdale Road, identified by the GACAP Conceptual Transit Connections map as a Future High Capacity Transit Corridor. Commercial uses are most appropriate along routes with established public transit lines. Orienting commercial centers along major transit routes will reduce individual trips and traffic congestion. The site offers 99 parking spaces, almost twice the 56 required.

Policy CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: By locating high-traffic commercial centers near compatible uses and along major transit routes, the number of trips is reduced and vehicular traffic circulation is improved. This is an appropriate location for a mixed-use commercial center and will greatly reduce traffic congestion. Circulation is further improved by this site due to a right-turn only exit onto Scottsdale Road and additional vehicular access onto Acoma Drive and N. 73rd Street.

Economic Vitality

A primary objective of the Greater Airpark Character Area Plan is to develop and implement long-term economic development strategies that position the Greater Airpark as a regional economic leader. Economic development will continue to be a fundamental priority for the Greater Airpark.

Policy EV 1.8 Attract a diversified business base to help insulate the city during economic downturns.

Response: The purpose of the requested zoning change is to allow for a wider variety of commercial uses to provide economic stability. The proposed zoning will allow the property owner to efficiently adapt to market fluctuations.

Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to work, live, and play.

Response: The conversion of this site to Highway commercial will balance the work, live, and play components of this area. A variety of commercial uses are needed to support the surrounding office uses and adjacent airport. Placing commercial uses along Scottsdale Road reflects sensitive design principles because this is an established commercial corridor.

Policy 3.2 Encourage complimentary uses, such as specialty retail and hotels, to locate in the Greater Airpark in order to support tourist attractions.

Response: As previously established, this location is appropriate for mixed-use commercial and will provide complimentary services to the nearby offices, hotels, businesses and airport. An efficient mix of land uses promotes tourism and enhances accessibility for visitors. By allowing the rezone of this site to Highway Commercial, the developer can expand the use beyond the existing restaurants to include specialty retail and other supportive businesses.

Character and Design

Policy CD 2.1.4 The Scottsdale Road Signature Corridor, from the southern Greater Airpark boundary to Frank Lloyd Wright Boulevard, includes the Scottsdale Road Streetscape Design Guidelines which promote integration of Frank Lloyd Wright design philosophy, as well as the area's tradition of aviation. Streetscape design should be more formal in character and respond to the architecture, businesses, and design influences of adjacent uses. Gateways in this area should include interpretative elements that discuss

Frank Lloyd Wright and/or the Airport. The area should have a more commercial feel and active street life.

Response: The current development on this site is cohesive with the surrounding buildings and responds to the goal to orient commercial sites along the Scottsdale Road Corridor. The character and feel of this site correspond to the goals of the GACAP in promoting a commercial feel and active street life.

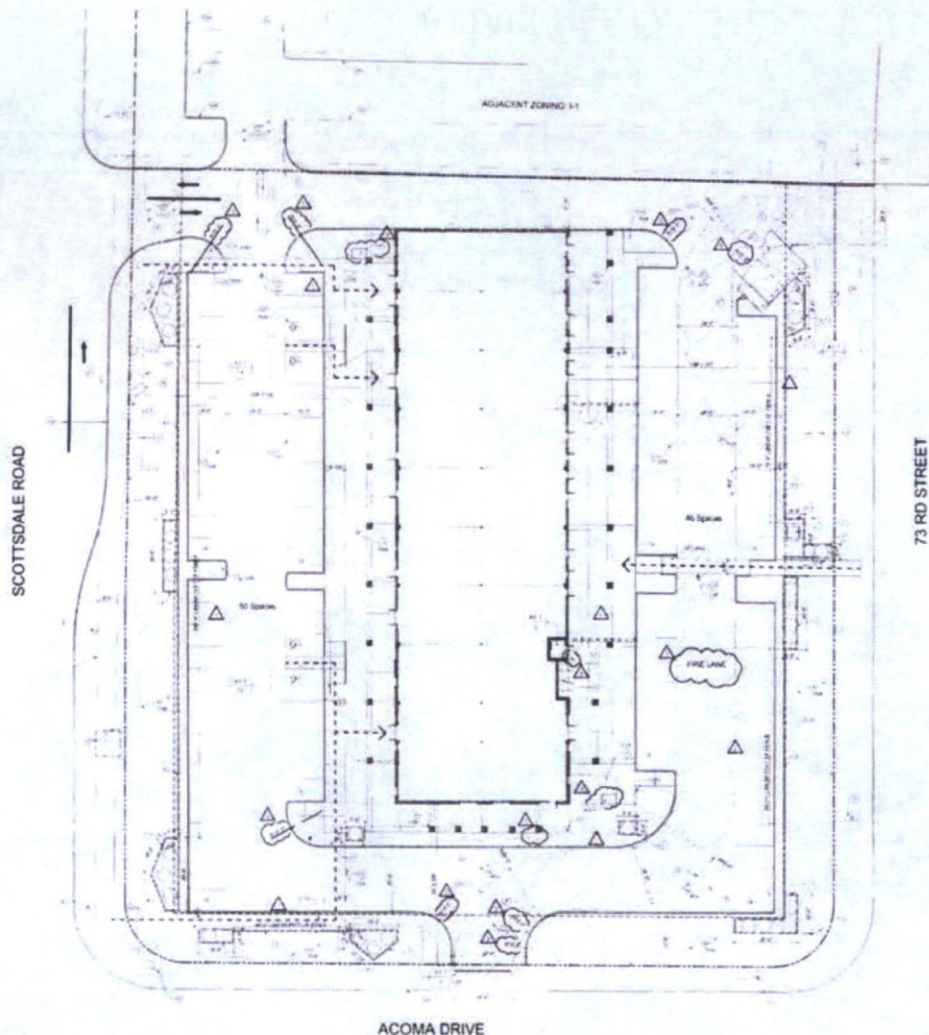
***Policy CD 2.3** In designated Signature Corridors, encourage pedestrian- and transit-oriented development, with parking and automobile access in the rear of the development, and short access paths to transit.*

Response: The current development at this site is pedestrian- and transit- oriented with an abundance of parking. Automotive access occurs at three locations on site, including access onto each adjacent street. Pedestrian paths connect the site directly to Scottsdale Road, encouraging the use of public transit.

IV. Conclusion

In summary, SJJ Development is seeking a rezoning from I-1 to C-3 on a Property located at the northeast corner of Scottsdale Road and Acoma Drive in the Scottsdale Airport. The property is located in the GACAP and the proposed commercial use is consistent with the current Airport Mixed Use designation.

SJJ Development has chosen this site because it is located along a Signature Corridor with high access to public transit routes. It is a compatible use with the surrounding context of office, commercial and nearby airport and will be an appropriate location for mixed-use commercial. Allowing for a rezone to Highway Commercial will allow SJJ Development to expand the available services in the area to support the adjacent businesses.



GENERAL NOTES

1. EXISTING UTILITIES SHOWN ARE BASED ON THE RECORD PLANS AND FIELD SURVEY.
2. ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE AND PROTECTED BY CONCRETE.
3. CONCRETE SHALL BE 4000 PSI (CYLINDRICAL) WITH 4% FIBER.
4. ALL CONCRETE SHALL BE FINISHED WITH A BROOM OR TYPICAL FINISH.

KEYNOTES

1. EXISTING
2. PROPOSED
3. EXISTING SIDEWALK
4. EXISTING SIDEWALK
5. EXISTING SIDEWALK
6. EXISTING SIDEWALK
7. EXISTING SIDEWALK
8. EXISTING SIDEWALK
9. EXISTING SIDEWALK
10. EXISTING SIDEWALK
11. EXISTING SIDEWALK
12. EXISTING SIDEWALK
13. EXISTING SIDEWALK
14. EXISTING SIDEWALK
15. EXISTING SIDEWALK
16. EXISTING SIDEWALK
17. EXISTING SIDEWALK
18. EXISTING SIDEWALK
19. EXISTING SIDEWALK
20. EXISTING SIDEWALK
21. EXISTING SIDEWALK
22. EXISTING SIDEWALK
23. EXISTING SIDEWALK
24. EXISTING SIDEWALK
25. EXISTING SIDEWALK
26. EXISTING SIDEWALK
27. EXISTING SIDEWALK
28. EXISTING SIDEWALK
29. EXISTING SIDEWALK
30. EXISTING SIDEWALK
31. EXISTING SIDEWALK
32. EXISTING SIDEWALK
33. EXISTING SIDEWALK
34. EXISTING SIDEWALK
35. EXISTING SIDEWALK
36. EXISTING SIDEWALK
37. EXISTING SIDEWALK
38. EXISTING SIDEWALK
39. EXISTING SIDEWALK
40. EXISTING SIDEWALK
41. EXISTING SIDEWALK
42. EXISTING SIDEWALK
43. EXISTING SIDEWALK
44. EXISTING SIDEWALK
45. EXISTING SIDEWALK
46. EXISTING SIDEWALK
47. EXISTING SIDEWALK
48. EXISTING SIDEWALK
49. EXISTING SIDEWALK
50. EXISTING SIDEWALK
51. EXISTING SIDEWALK
52. EXISTING SIDEWALK
53. EXISTING SIDEWALK
54. EXISTING SIDEWALK
55. EXISTING SIDEWALK
56. EXISTING SIDEWALK
57. EXISTING SIDEWALK
58. EXISTING SIDEWALK
59. EXISTING SIDEWALK
60. EXISTING SIDEWALK
61. EXISTING SIDEWALK
62. EXISTING SIDEWALK
63. EXISTING SIDEWALK
64. EXISTING SIDEWALK
65. EXISTING SIDEWALK
66. EXISTING SIDEWALK
67. EXISTING SIDEWALK
68. EXISTING SIDEWALK
69. EXISTING SIDEWALK
70. EXISTING SIDEWALK
71. EXISTING SIDEWALK
72. EXISTING SIDEWALK
73. EXISTING SIDEWALK
74. EXISTING SIDEWALK
75. EXISTING SIDEWALK
76. EXISTING SIDEWALK
77. EXISTING SIDEWALK
78. EXISTING SIDEWALK
79. EXISTING SIDEWALK
80. EXISTING SIDEWALK
81. EXISTING SIDEWALK
82. EXISTING SIDEWALK
83. EXISTING SIDEWALK
84. EXISTING SIDEWALK
85. EXISTING SIDEWALK
86. EXISTING SIDEWALK
87. EXISTING SIDEWALK
88. EXISTING SIDEWALK
89. EXISTING SIDEWALK
90. EXISTING SIDEWALK
91. EXISTING SIDEWALK
92. EXISTING SIDEWALK
93. EXISTING SIDEWALK
94. EXISTING SIDEWALK
95. EXISTING SIDEWALK
96. EXISTING SIDEWALK
97. EXISTING SIDEWALK
98. EXISTING SIDEWALK
99. EXISTING SIDEWALK
100. EXISTING SIDEWALK

FLOOR PLAN LEGEND

- ← --- ACCESSIBLE ROUTE

FENCE NOTES

1. FENCE SHALL BE 6' TALL AND 4" X 4" POSTS.

1 SITE PLAN
SCALE: 1" = 20' 0"



ATTACHMENT 4

14-ZN-2016
2/4/19

Site Data
APN: 215-56-018
Site Area: 2.132 Acres (95,856 SF) +/-
Existing Zoning: I-1
Proposed Zoning: C-3
Building Area: 16,645 SF
FAR Allowed: 0.8 or 76,685 SF
FAR Provided: 0.17
Building Height Allowed: 36'
Building Height Provided: 20'
Parking Required: 56 spaces (1:300 Mixed Use)
Parking Provided: 96 spaces (4 HC spaces / 4%)

bca
companies

BOLLINGER
ARCHITECTS, INC.
Architectural Planning Services Project
Management 14601 N. Scottsdale Rd., Suite 100
Scottsdale, Arizona 85260
Phone: (480) 361-4000
Fax: (480) 361-4001

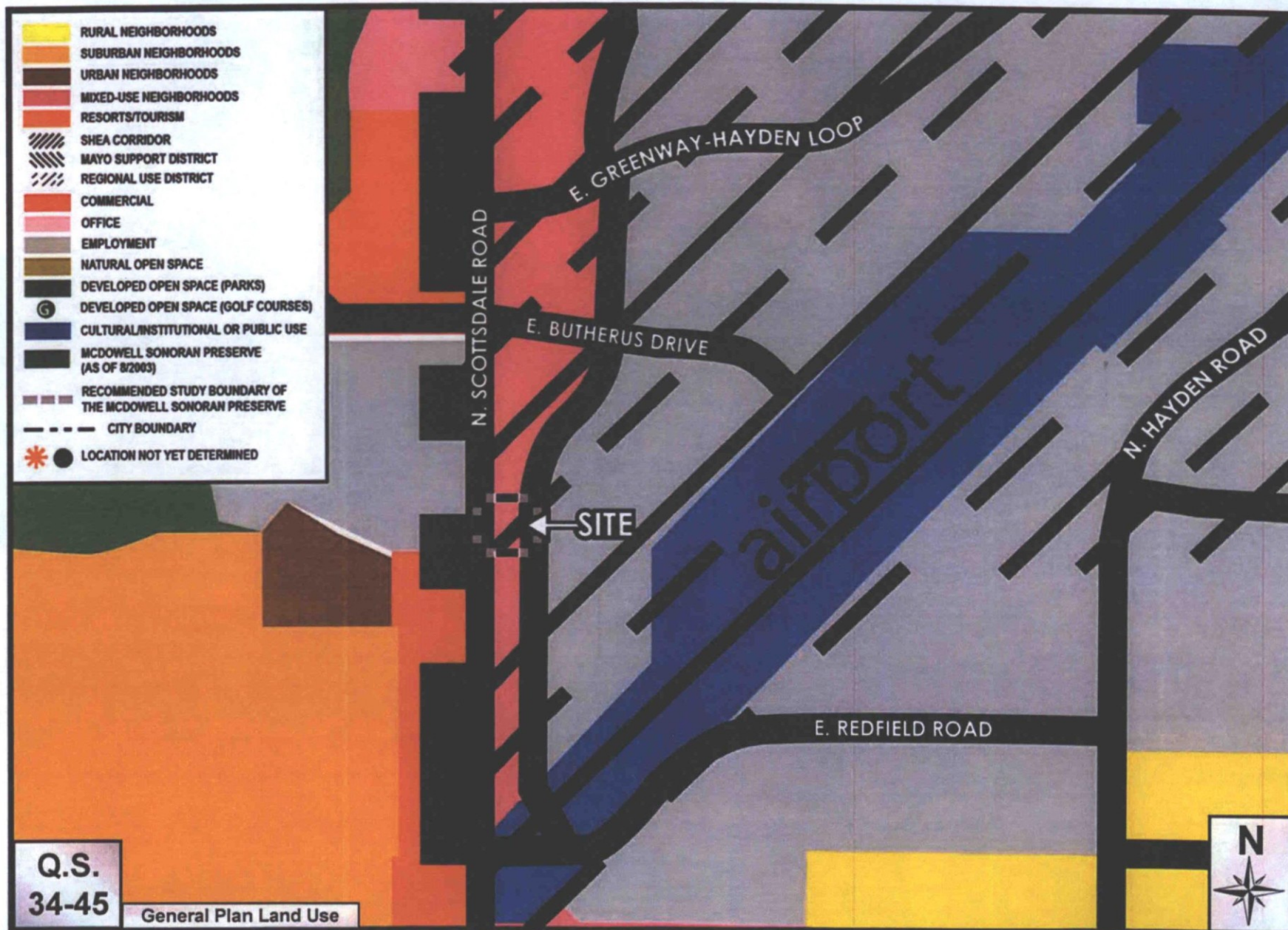
THE AGAVE - SCOTTSDALE RD. & ACOMA DR.
14601 N. SCOTTSDALE RD.,
SCOTTSDALE, ARIZONA 85260

REVISIONS

DATE	BY	REVISION
01/31/2019	KB	104318

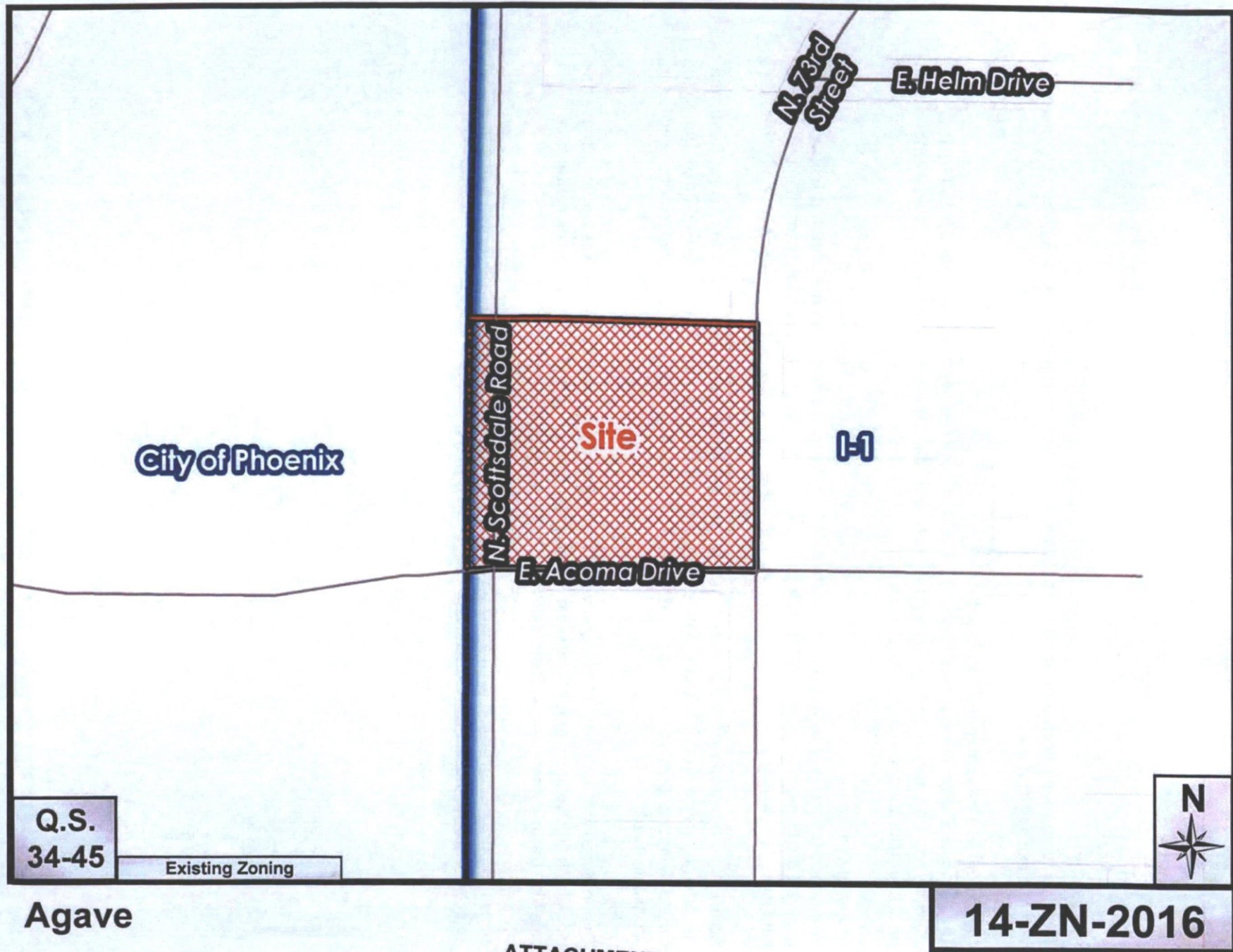
DATE: 01/31/2019
PROJ. # 104318
DESIGN: KB
DRAWN: BG
CHECK: KB
SCALE:

A0.1



Agave

ATTACHMENT 5





SUMMARY

Two trip generation calculations for potential land uses with the proposed C-3 zoning were compared with the existing land use.

High Turnover Restaurant and Specialty Retail

The proposed C-3 zoning assumed to be 8,150 sq. ft. of high turnover restaurant and 8,150 sq. ft. of specialty retail is anticipated to generate 345 more weekday, 32 more AM peak hour, and 37 more PM peak hour trips than the existing land use.

Shopping Center

When the proposed C-3 zoning is assumed to be a 16,330 square foot shopping center, it is anticipated to generate 1,011 more weekday, 38 less AM peak hour, and 94 more PM peak hour trips than the existing land use.

According to the proposed site plan, two full access points will be provided, one along Acoma Road, and the other located along 73rd Street. With an exit only driveway located along Scottsdale Road. Due to the close proximity of Scottsdale Road, it is assumed that all vehicles accessing the development would utilize Scottsdale Road.

The proposed C-3 zoning with high turnover restaurant and specialty retail land uses would increase the weekday traffic volumes along Scottsdale Road by less than 1% (0.84%). As a shopping center, the weekday traffic volumes along Scottsdale Road increases by 2.5%.

Therefore, the proposed C-3 zoning will have a minimal impact to the traffic operation along the adjacent roadway network.

CITIZEN REVIEW REPORT

SJJ – Scottsdale & Acoma

14-ZN-2019

April 2019

Overview

This Citizen Review Report has been prepared in association with a rezoning request for the 2.5+/- acre property located at the northeast corner of Scottsdale and Acoma for SJJ Development. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

Community Involvement/Response

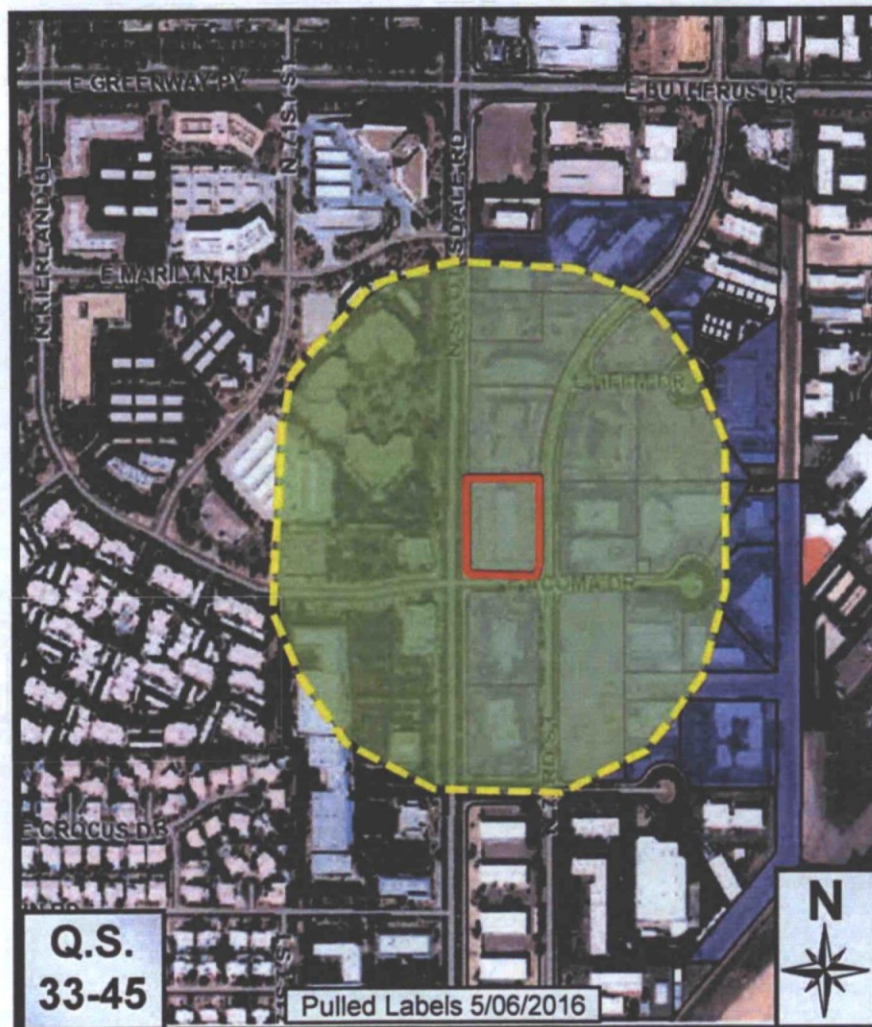
Surrounding property owners within 750' were notified via first class mail regarding the project on December 11, 2015. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting, which was held on January 5, 2016 from 6-7pm at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on December 17, 2015 and included the open house location, date and time. The case was subsequently placed on hold by the applicant. Now that the case is moving forward, a follow-up neighborhood mailing was sent on **April 2, 2019**.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of drafting this updated report.

Attachments

Notification Letter (December 2015)
Notification Letter Update (April 2019)
750' Mailing List
Affidavit of Posting & Photo

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 50

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Agave

14-ZN-2016



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JUNE 12, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Larry S. Kush, Commissioner
Ali Fakih, Commissioner
Christian Serena, Commissioner

ABSENT: Kevin Bollinger, Commissioner

STAFF: Tim Curtis
Joe Padilla
Chris Zimmer
Keith Niederer
Bryan Cluff

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ATTACHMENT 10

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of May 22, 2019 Regular Meeting Minutes including Study Session.

Commissioner Kush moved to approve the May 22, 2019 regular meeting minutes. Seconded by Vice Chair Smith, the motion carried unanimously with a vote of six (6) to zero (0).

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, and Commissioner Serena, Commissioner Kush.

CONSENT AGENDA

3. 11-UP-2007#3 (T-Mobile Tower Papago Butte Substation)

Request by owner to approve a renewal of a Conditional Use Permit for an existing T-Mobile wireless communications facility co-located on an existing 125 foot lattice tower located at 6504 E. Thomas Rd., with Multiple Family Residential (R-5) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Matthew Ludick, 602-236-2844.**

4. 14-ZN-2016 (Agave)

Request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/- 2.46 acre site located at 14601 N. Scottsdale Road. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is John Berry, 480-385-2727.**

Move to make a recommendation to City Council for approval of 11-UP-2007#3 and 14-ZN-2016 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met and after determining that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Serena.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Fakh, and Commissioner Serena, Commissioner Kush.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:04 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

PLANNING COMMISSION REPORT



Meeting Date: June 12, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Agave
14-ZN-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Industrial Park (I-1) zoning to Highway Commercial (C-3) zoning on a +/- 2.46 acre site located at 14601 N. Scottsdale Road.

Goal/Purpose of Request

The applicant's request is to rezone the property to Highway Commercial (C-3) to allow more land use options for the existing commercial building.

Key Items for Consideration

- No site improvements proposed at this time
- More retail uses allowed

OWNER

Agave Venture Partners, LLC
480-219-3554

APPLICANT CONTACT

John Berry
Berry Riddell
480-385-2727

LOCATION

14601 N Scottsdale Rd



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Mixed-Use Neighborhoods are in areas with strong access to multiple modes of transportation and major regional access and services. This category can accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office.

Character Area Plan

The Greater Airpark Character Area Plan designates the property as Airpark Mixed-Use (AMU). This category includes is appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. AMU areas should be pedestrian oriented and have access to multiple modes of transportation.

Zoning

This site is currently zoned Industrial Park (I-1) district, which is intended to allow light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities.

Context

The subject property is located at the northeast corner of N. Scottsdale Road and E. Acoma Drive in the Airpark area, surrounded by commercial developments. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Office, zoned Industrial Park (I-1) district
- South: Financial institution, zoned Industrial Park (I-1) district
- East: Office, zoned Industrial Park (I-1) district
- West: Commercial center (City of Phoenix)

APPLICANTS PROPOSAL

Development Information

The existing commercial building is approximately 16,000 square feet and was remodeled in 2013. Since the remodel of the multi-tenant building, several tenants including Zoe's Kitchen, Pie Five, and Mattress Firm have occupied the building. The requested zoning change will allow the owner to fill the tenant spaces with a wider range of retail uses supporting the nearby employment/office core in the Airpark. There are no current plans for additional improvements on the property.

- Existing Use: Multi-tenant commercial
- Proposed Use: Multi-tenant commercial
- Buildings/Description: Single-story (16,330 square feet)

- Parcel Size: 93,127 square feet, 2.14 acres
- Building Height Allowed: 36 feet
- Building Height Existing: 26 feet
- Parking Required: 55 spaces
- Parking Provided: 96 spaces
- Open Space Required: 14,953 square feet
- Open Space Existing: 27,420 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Existing: 0.18

IMPACT ANALYSIS

Land Use

The proposed C-3 zoning designation is consistent with the Scottsdale General Plan and the Airport Character Area Plan, which both designate the property as mixed-use. Many of the permitted land uses in the C-3 district are comparable to those allowed in the I-1 district, but differ in the additional vehicle related uses, and retail/service related uses that are permitted in the C-3 district. In addition, the C-3 district does not permit the aviation related uses that are permitted in the I-1 zoning district, however, the multiple street frontages and lack of taxilane access on the subject site reduce the feasibility of developing an aviation related use.

Airport Vicinity

The subject site is within proximity to the Scottsdale Airport, and lies within the AC-2 Airport Influence and Noise Overlay Zone. Development within the AC-2 zone is subject to the provision of a fair disclosure statement, Avigation Easement, and height analysis. These items have been stipulated with the approval of this case, and will be handled during any future Development Review Board and permit review processes if new structures are proposed at a later date.

Traffic/Trails

The City's Transportation Department has reviewed and approved the applicant's proposal, which includes a Transportation Impact Mitigation Analysis (TIMA) addressing the potential traffic impacts of the additional uses that are permitted in the requested C-3 zoning district. It is not anticipated that the proposed zoning district map amendment will have any impact on traffic or circulation.

Water/Sewer

The City's Water Resources Department has reviewed the applications and finds that there are adequate water and wastewater services for the proposed use.

Public Safety

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services. No negative impacts are anticipated as a result of the rezoning request.

Open Space

The open space requirements of the I-1 district and C-3 district are identical. Based on the proposed development, the minimum required open space on the subject site is 14,953 square feet, or 16% of the site area. The existing development provides 27,420 square feet or 29.4% of the site area. Due to the triple frontage on the subject site, almost all of the proposed open space is provided adjacent to the surrounding right-of-ways, within a twenty (20) foot wide landscape setback.

Community Involvement

The applicant has sent notices to all property owners within 750 feet of the site and held an open house meeting on January 5, 2015 to seek input regarding the proposed project. The City also sent notices to property owners within 750 feet of the site, and the site was posted. Due to the length of time that passed from the original notification and open house meetings, the applicant re-sent update notices to all property owners within 750 feet of the site on April 2, 2019. As of the date of this report staff has not received any comment on the project, other than general inquiries.

Community Impact

The proposed zoning district map amendment is not anticipated to impact the character or existing businesses in the area. The use of the site is consistent with the other commercial, office, and storage uses in the area, and will likely complement those existing uses by providing the opportunity for more retail and service uses.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

5/28/19
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/4/2019
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

6/4/17
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
3. Applicant's Narrative
4. Existing Site Plan
5. General Plan Land Use Map
6. Zoning Map
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map



Agave

ATTACHMENT 1

14-ZN-2016



Agave

14-ZN-2016

ATTACHMENT 1A

Stipulations for the Zoning Application:

Agave

Case Number: 14-ZN-2016

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
 - a. There shall be a maximum of one (1) site driveway access location to N. Scottsdale Road, consistent with the location identified on the current site plan.
 - b. There shall be a maximum of one (1) site driveway access location to E. Acoma Drive, consistent with the location identified on the current site plan.

DEDICATIONS

2. EASEMENT DEDICATIONS. Within 60 days after the effective date of the ordinance for this approval the property owner shall make the following easement dedications to the City of Scottsdale:
 - a. Traffic Safety Triangle at the intersections of N. Scottsdale Road / E. Acoma Drive and E. Acoma Drive / N. 73rd Street, in accordance with the requirements of the Design Standards & Policies Manual.
 - b. Sight Distance Easements at all site driveway intersections with the adjacent public streets, in accordance with the requirements of the Design Standards & Policies Manual.

INFRASTRUCTURE

3. TRANSIT FACILITIES. Within 60 days after the effective date of the ordinance for this approval the owner shall submit and obtain approval of construction documents to construct a transit shelter, landscaping, bench and trash can per Standard Detail No. 2263-6 adjacent to N. Scottsdale Road in the location identified on the approved site plan. Construction shall be completed within 180 days of permit issuance for the transit improvements.
4. SIDEWALKS. The owner shall submit and obtain approval of construction documents to construct new sidewalks with a minimum width of 6 feet and separated from back of curb where possible, along the site frontages on E. Acoma Drive and N. 73rd Street. Construction shall be completed prior to issuance of any building permit for additional square footage, or increase in building height, whichever is first.
5. DRIVEWAYS. The owner shall submit and obtain approval of construction documents to construct a new CL-1 Type driveway at the site access on N. 73rd Street, replacing the existing non-standard driveway, per COS Standard Detail #2256, in accordance with the Design Standards & Policies Manual. Construction shall be completed prior to issuance of any building permit for additional square footage, or increase in building height, whichever is first.
6. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform

Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

SJJ Development Project Narrative

Rezoning Application Location: Acoma & Scottsdale Road



Prepared by:
Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
Ashley Porter, Planning Assistant

6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

I. Purpose of Request

This request is for a rezoning from I-1 (Industrial Park) to C-3 (Highway Commercial) on a property located at the northeast corner of Scottsdale Road and Acoma Drive (14601 N. Scottsdale Road) (the "Property"). The Property is designated as AMU (Airpark Mixed Use) in the Greater Airpark Character Area Plan and the rezoning request is consistent with the GACAP.

In 2013, the owner obtained approvals for site and building modifications to an existing retail property, which are now completed. Before the remodel, the building was primarily vacant, and only partially occupied by a rug and décor store. Since the remodel of the new multi-tenant retail space (approximately 16,330 s.f.), several new tenants including Zoe's Kitchen, Pie Five, and Mattress Firm have occupied the building. The existing I-1 zoning allows for some limited retail uses and restaurants. Rezoning the property to C-3 will allow the owner to fill the tenant spaces with a wider range of retail uses supporting the nearby employment/office core in the Airpark.

The Google Earth aerial shown below does not reflect the current layout of the site, which is now rectangular in shape. The graphic below demonstrates the orientation of the site in relation to nearby office and commercial land uses, but does not accurately depict the current site plan.

Context Aerial



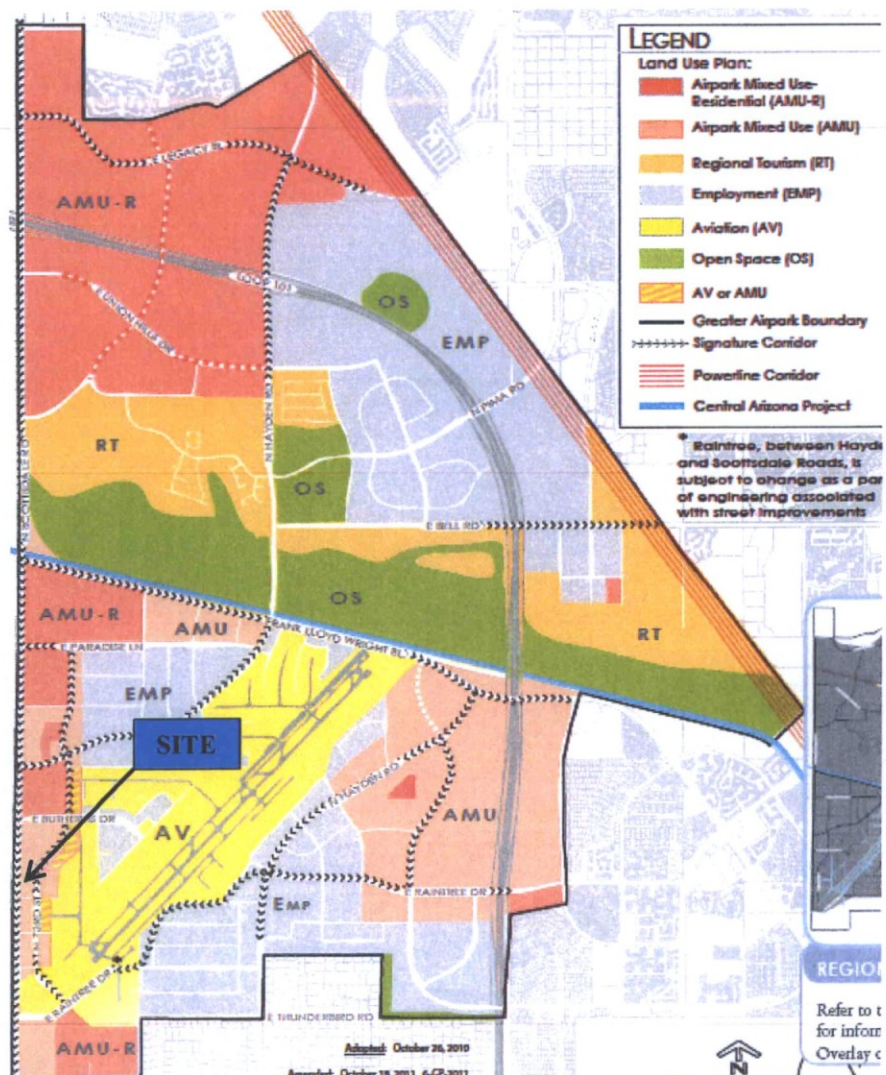
II. Context & Circulation

The site is located along the eastern border to Phoenix between Scottsdale Road, a principal arterial, and N. 73rd Street. The surrounding context includes Superpumper, Inc. and Burns & Wilcox to the north (I-1), Discovery Land Company to the east (I-1), Wells Fargo to the south, (I-1), and Shane Company, Nuverra Environmental Solutions and Northern Trust Company to the West (C-2 PCD). A large commercial center lies at the southwestern corner of Scottsdale Road and Acoma Drive occupied by businesses such as Sauce Pizza and Wine, Chase Bank, Sapporo, and FedEx. There are existing vehicular access drives along the southern and eastern property lines to provide connection to Acoma Drive and N. 73rd Street without releasing traffic

directly onto Scottsdale Road. The location of this site as a commercial center is an appropriate fit for the surrounding mix of light industrial, commercial service/retail and office uses as the development will provide supporting uses to the area.

III. Greater Airpark Character Area Plan / General Plan

The Greater Airpark Character Area Plan was adopted in October 2010 by Scottsdale's City Council. The purpose of the GACAP is to establish "the vision for the Greater Scottsdale Airpark and provide the basis for Greater Airpark decision-making over a twenty-year timeframe." To achieve this, the City established a series of goals and policies to provide a framework for future development. The GACAP is divided into eight chapters each with its own focus and vision: Land Use, Neighborhood & Housing, Aviation, Community Mobility, Economic Vitality, Environmental Planning, Character & Design, and Public Service & Facilities. The following paragraphs ("responses") will highlight how this application meets the goals and policies of the GACAP and is consistent with the Airpark Mixed Use designation.



GACAP Definition:

Airpark Mixed Use areas are appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses. Developments in AMU areas should be pedestrian-oriented and have access to multiple modes of transportation. AMU areas should be located where transitions are needed between Aviation and Employment Land Uses to AMU-R areas.

The Conceptual Development Type Map designates the Property as "Type C – Higher Scale" which is defined in the GACAP as follows:

Type C development represents medium to high scale development in the Greater Airpark and is encouraged in locations with access to multiple modes of transportation, where the scale will complement the area's character, and should be pedestrian oriented.

The request is consistent with the existing GACAP land use designation of Airpark Mixed Use in a number of ways that are outlined below. The Property is located adjacent to Scottsdale Road and N. 73rd Street, which are both classified as Signature Corridors in the GACAP. Additionally, this site is located adjacent to Employment and Aviation areas, which benefit from the supportive services of mixed-use commercial.

Land Use

Policy LU 6.1 Prioritize employment uses over residential uses in the Greater Airpark.

Response: The proposed commercial use is consistent with the GACAP's Airpark Mixed Use designation and provides supportive services to the surrounding employment and airport core areas. The Property lies between two Signature Corridors and is an appropriate location for a mixed-use commercial center.

Policy LU 7.2 Promote a greater mix of uses along identified Signature Corridors, which complement and are compatible with each respective land use designation.

Response: Currently, this area is primarily occupied by offices that greatly benefit from mixed-use commercial centers. A conversion of this site to Highway Commercial would diversify the available services to this area and would complement the adjacent land uses.

Community Mobility

Policy CM 1 Strengthen transit in the Greater Airpark as the primary means of reducing traffic congestion, minimizing parking constraints, promoting environmental stewardship, and, as a result, improving regional air quality.

Response: This site lies along Scottsdale Road, identified by the GACAP Conceptual Transit Connections map as a Future High Capacity Transit Corridor. Commercial uses are most appropriate along routes with established public transit lines. Orienting commercial centers along major transit routes will reduce individual trips and traffic congestion. The site offers 99 parking spaces, almost twice the 56 required.

Policy CM 3 Improve vehicular traffic circulation in the Greater Airpark.

Response: By locating high-traffic commercial centers near compatible uses and along major transit routes, the number of trips is reduced and vehicular traffic circulation is improved. This is an appropriate location for a mixed-use commercial center and will greatly reduce traffic congestion. Circulation is further improved by this site due to a right-turn only exit onto Scottsdale Road and additional vehicular access onto Acoma Drive and N. 73rd Street.

Economic Vitality

A primary objective of the Greater Airpark Character Area Plan is to develop and implement long-term economic development strategies that position the Greater Airpark as a regional economic leader. Economic development will continue to be a fundamental priority for the Greater Airpark.

Policy EV 1.8 Attract a diversified business base to help insulate the city during economic downturns.

Response: The purpose of the requested zoning change is to allow for a wider variety of commercial uses to provide economic stability. The proposed zoning will allow the property owner to efficiently adapt to market fluctuations.

Policy EV 2.5 Aggressively market the Greater Scottsdale Airpark as an ideal destination to work, live, and play.

Response: The conversion of this site to Highway commercial will balance the work, live, and play components of this area. A variety of commercial uses are needed to support the surrounding office uses and adjacent airport. Placing commercial uses along Scottsdale Road reflects sensitive design principles because this is an established commercial corridor.

Policy 3.2 Encourage complimentary uses, such as specialty retail and hotels, to locate in the Greater Airpark in order to support tourist attractions.

Response: As previously established, this location is appropriate for mixed-use commercial and will provide complimentary services to the nearby offices, hotels, businesses and airport. An efficient mix of land uses promotes tourism and enhances accessibility for visitors. By allowing the rezone of this site to Highway Commercial, the developer can expand the use beyond the existing restaurants to include specialty retail and other supportive businesses.

Character and Design

Policy CD 2.1.4 The Scottsdale Road Signature Corridor, from the southern Greater Airpark boundary to Frank Lloyd Wright Boulevard, includes the Scottsdale Road Streetscape Design Guidelines which promote integration of Frank Lloyd Wright design philosophy, as well as the area's tradition of aviation. Streetscape design should be more formal in character and respond to the architecture, businesses, and design influences of adjacent uses. Gateways in this area should include interpretative elements that discuss

Frank Lloyd Wright and/or the Airport. The area should have a more commercial feel and active street life.

Response: The current development on this site is cohesive with the surrounding buildings and responds to the goal to orient commercial sites along the Scottsdale Road Corridor. The character and feel of this site correspond to the goals of the GACAP in promoting a commercial feel and active street life.

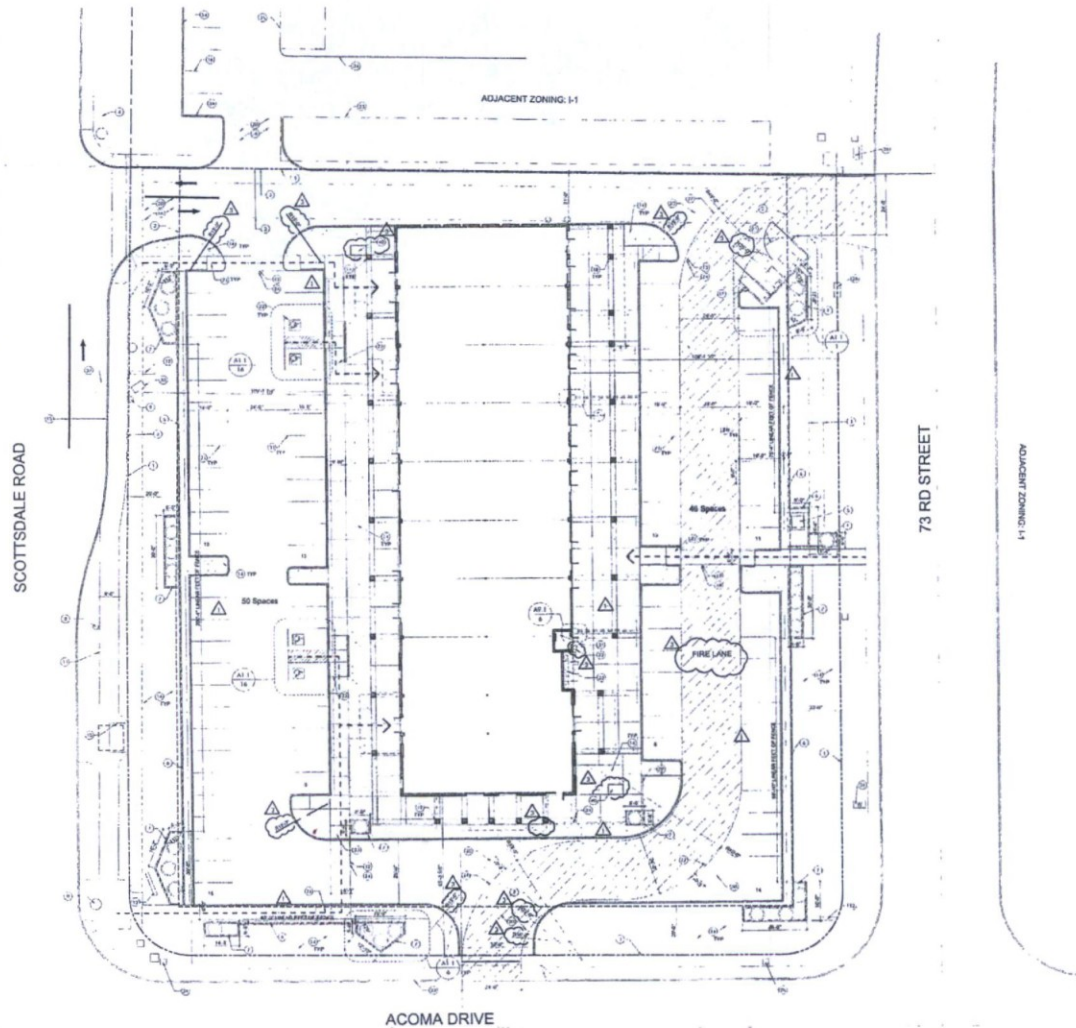
***Policy CD 2.3** In designated Signature Corridors, encourage pedestrian- and transit-oriented development, with parking and automobile access in the rear of the development, and short access paths to transit.*

Response: The current development at this site is pedestrian- and transit- oriented with an abundance of parking. Automotive access occurs at three locations on site, including access onto each adjacent street. Pedestrian paths connect the site directly to Scottsdale Road, encouraging the use of public transit.

IV. Conclusion

In summary, SJJ Development is seeking a rezoning from I-1 to C-3 on a Property located at the northeast corner of Scottsdale Road and Acoma Drive in the Scottsdale Airpark. The property is located in the GACAP and the proposed commercial use is consistent with the current Airpark Mixed Use designation.

SJJ Development has chosen this site because it is located along a Signature Corridor with high access to public transit routes. It is a compatible use with the surrounding context of office, commercial and nearby airport and will be an appropriate location for mixed-use commercial. Allowing for a rezone to Highway Commercial will allow SJJ Development to expand the available services in the area to support the adjacent businesses.



ACOMA DRIVE

73 RD STREET

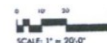
SCOTTSDALE ROAD

ADJACENT ZONING: I-1

ADJACENT ZONING: I-1

ADJACENT ZONING: I-1

1 SITE PLAN
SCALE: 1" = 20'-0"



ATTACHMENT 4

14-ZN-2016
2/4/19

GENERAL NOTES

1. DESIGNER/ARCHITECT/ENGINEER WILL BE RESPONSIBLE TO THE BUILDING WITH PROPER DESIGN REVIEW APPROVALS.
2. CONSTRUCTION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS AND ADOPTING THE APPLICABLE ORDINANCES OF THE CITY OF SCOTTSDALE.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR EXISTING UTILITIES.
4. CONTRACTOR TO MAINTAIN A MINIMUM DISTANCE OF 5 FEET DURING CONSTRUCTION.

KEYNOTES

1. EXISTING USE
2. SETBACK
3. EXISTING
4. RELOCATED FIRE HYDRANT
5. EXISTING TRANSFORMER AND PAD TO REMAIN
6. 40' SCREEN WALL
7. 20' PLASTER WITH DECORATIVE PLASTER BOYS
8. EXISTING POWER POLES TO REMAIN
9. RELOCATED POWER POLES TO BE COORDINATED AND RELOCATED PER UTILITY COMPANY
10. RELOCATED BUS SHED
11. NEW 8' SIDEWALK
12. ADJACENT SIDEWALK
13. NEW 8' SIDEWALK
14. NEW LANDSCAPE PLANTING AREA, REFER TO LANDSCAPE SHEET
15. PROPOSED TURN LANE
16. PROPOSED SHARED ACCESS DRIVE
17. REFUSE WITH 8' GARDEN SCREEN WALL
18. NEW CURB
19. EXISTING CULVERT TO REMAIN
20. NEW DRIVEWAY
21. 10' SIDEWALK SPACE WITH 2' OVERHANG
22. ACCESSIBLE PARKING SPACE
23. ACCESSIBLE RAMP
24. ACCESSIBLE WALKWAY
25. FOOT LANE
26. SIDE LANE
27. SIDE LANE, SHARED DRIVE
28. LINE OF EXISTING BUILDING TO BE DEMOLISHED
29. EXISTING DRIVEWAY
30. 8' BUCKET FIRE LANE OVERHANG
31. NEW SIDEWALK
32. FOC
33. SEE
34. APPROXIMATE LOCATION OF ADJACENT PROPERTY CLERK
35. APPROXIMATE LOCATION OF ADJACENT PROPERTY FARMING CANYON
36. APPROXIMATE LOCATION OF ADJACENT PROPERTY FARMING SPACE
37. EXISTING SIDEWALK WALKWAY TO BE COORDINATED AND RELOCATED PER UTILITY COMPANY
38. PROPOSED SIDEWALK WALKWAY TO BE COORDINATED AND RELOCATED PER UTILITY COMPANY
39. EXISTING WALL FOR STRUCTURAL REFER TO STRUCTURAL DRAWINGS
40. DOUBLE BUCKET BACK PAD REFER TO CITY OF SCOTTSDALE STANDARD DETAIL 1001
41. HOUSE ROW, COORDINATE HOUSE ROW LOCATION WITH CITY OF SCOTTSDALE

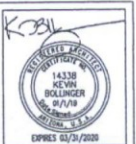
FLOOR PLAN LEGEND

← - - - - ACCESSIBLE PATH, TRP

FENCE NOTES

1. FENCE TOTAL LENGTH = 424 LINEAL FEET

Site Data
APN: 215-56-018
Site Area: 2.132 Acres (95,856 SF)+/-
Existing Zoning: I-1
Proposed Zoning: C-3
Building Area: 16,645 SF
FAR Allowed: 0.8 or 76,685 SF
FAR Provided: 0.17
Building Height Allowed: 36'
Building Height Provided: 20'
Parking Required: 56 spaces (1:300 Mixed Use)
Parking Provided: 96 spaces (4 HC spaces / 4%)



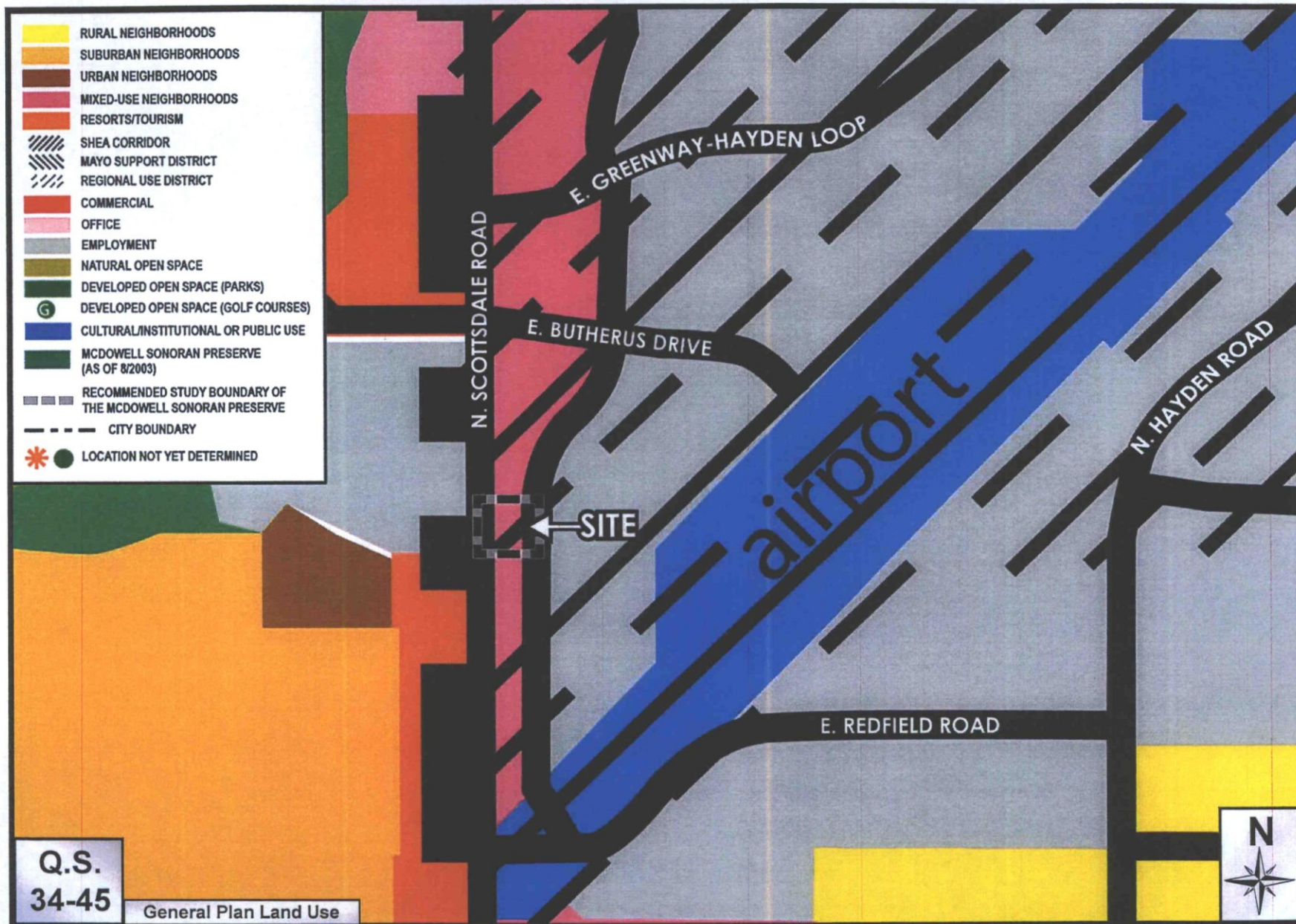
the **bca** companies

BOLLINGER CONSULTING ARCHITECTS, INC.
Architecture Planning Interior Project Management 3025 E. Indian School Rd. Phoenix, Arizona 85018
Phone: (602) 954-6000 Fax: (602) 954-6077

THE AGAVE - SCOTTSDALE RD. & ACOMA DR.
14601 N. SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85260

REVISIONS	DATE	BY	APP
	01/31/2019		
	PROJ.# 164318		
	DESIGN: --		
	DRAWN: BG		
	CHECK: KB		
	SCALE: --		

A0.1



Agave

ATTACHMENT 5

14-ZN-2016



Agave

ATTACHMENT 6





SUMMARY

Two trip generation calculations for potential land uses with the proposed C-3 zoning were compared with the existing land use.

High Turnover Restaurant and Specialty Retail

The proposed C-3 zoning assumed to be 8,150 sq. ft. of high turnover restaurant and 8,150 sq. ft. of specialty retail is anticipated to generate 345 more weekday, 32 more AM peak hour, and 37 more PM peak hour trips than the existing land use.

Shopping Center

When the proposed C-3 zoning is assumed to be a 16,330 square foot shopping center, it is anticipated to generate 1,011 more weekday, 38 less AM peak hour, and 94 more PM peak hour trips than the existing land use.

According to the proposed site plan, two full access points will be provided, one along Acoma Road, and the other located along 73rd Street. With an exit only driveway located along Scottsdale Road. Due to the close proximity of Scottsdale Road, it is assumed that all vehicles accessing the development would utilize Scottsdale Road.

The proposed C-3 zoning with high turnover restaurant and specialty retail land uses would increase the weekday traffic volumes along Scottsdale Road by less than 1% (0.84%). As a shopping center, the weekday traffic volumes along Scottsdale Road increases by 2.5%.

Therefore, the proposed C-3 zoning will have a minimal impact to the traffic operation along the adjacent roadway network.

CITIZEN REVIEW REPORT

SJJ – Scottsdale & Acoma

14-ZN-2019

April 2019

Overview

This Citizen Review Report has been prepared in association with a rezoning request for the 2.5+/- acre property located at the northeast corner of Scottsdale and Acoma for SJJ Development. As part of the request, this report has been drafted and will be updated throughout the public process as needed.

The entire project team is sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Communication with impacted and interested parties will take place with verbal, written, electronic, and one-on-one contact.

Community Involvement/Response

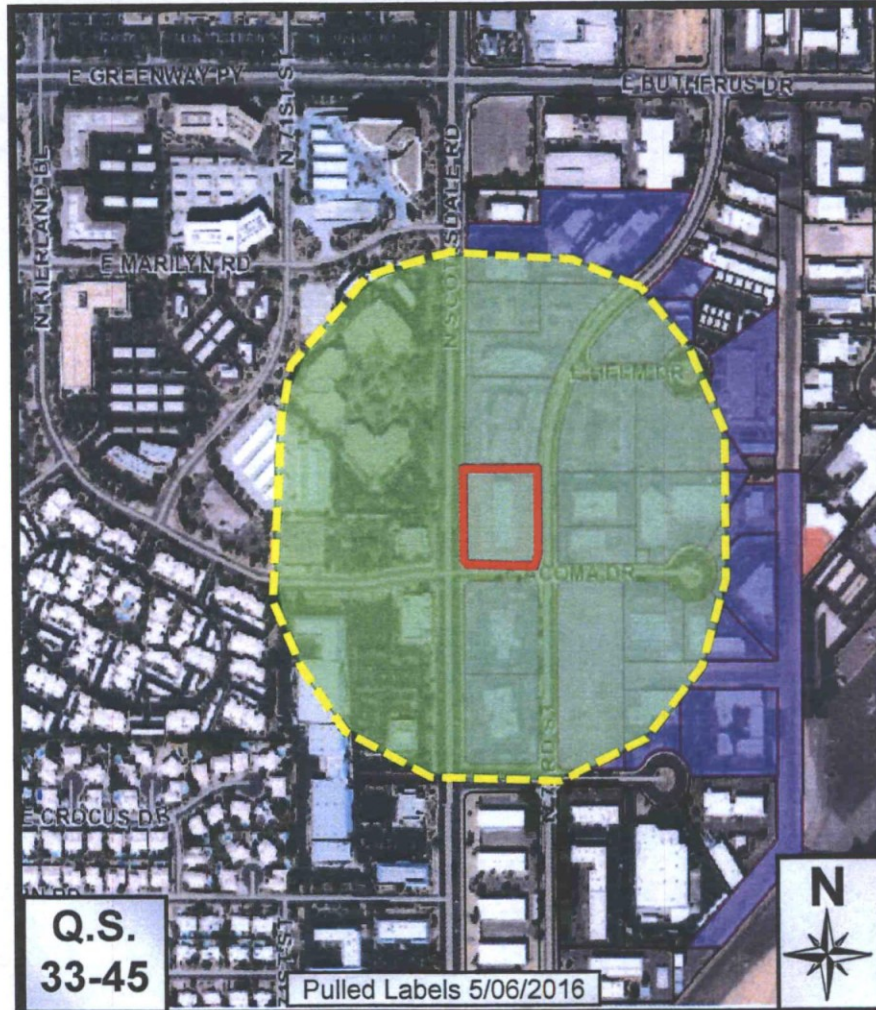
Surrounding property owners within 750' were notified via first class mail regarding the project on December 11, 2015. This notification contained information about the rezoning request, contact information to receive additional information, the opportunity to give feedback and information regarding the required neighborhood open house meeting, which was held on January 5, 2016 from 6-7pm at the Mustang Library, Book Discussion Room. A white "Project Under Consideration" sign was also posted on the property on December 17, 2015 and included the open house location, date and time. The case was subsequently placed on hold by the applicant. Now that the case is moving forward, a follow-up neighborhood mailing was sent on **April 2, 2019**.

No one attended the neighborhood open house meeting and no correspondence from the community has been received and the time of drafting this updated report.

Attachments

Notification Letter (December 2015)
Notification Letter Update (April 2019)
750' Mailing List
Affidavit of Posting & Photo

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Postcards 50

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Agave

14-ZN-2016